

TELFORD & WREKIN COUNCIL

PLANS BOARD

10th April 2013

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TWC/2012/0426
Green Lane, Newport, Shropshire, TF10 7LA
Change of use from livery stables and farm use to a livery stable and riding school

APPLICANT

Emma Hall

RECEIVED

31/05/2012

PARISH

Chetwynd, Newport

WARD

Edgmond, Newport North

OFFICER

Sarah Clifton

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Principle, parking, scale and impact on highway

THE PROPOSAL:

Planning permission is sought to change the use from a retrospective livery stable and farm use to a livery stable with riding school. The site comprises of various structures; it contains 8 stables, a small hay barn, no.2 lock up containers, a horse exerciser and a mobile caravan. There is a ménage, field jumps and field shelters. A number of these structures do not have planning permission therefore this application also seeks retrospective consent to retain them. No new buildings are proposed in the application.

The livery stables have never received planning consent therefore this application seeks to regularise this use as well as gain permission for a riding school. The applicant seeks approval for commencing a riding school at the site to give more productive use of land.

The application states that only ten horses would occupy the site at any one time. Four of the horses would be used for the livery and three horses for the riding lessons for those wishing to learn about riding and caring for horses. The applicant has stated that she intends to buy and sells horses however intends not to buy or sell at any one time so that there are only a total of 10 horses at a time.

The application states that riding lessons will be limited to late afternoons mainly during the week after school and at weekends or holiday periods. Lessons would be organised around the availability of a qualified teachers and suitable riding area, therefore one lesson could be arranged at one time. It is anticipated that up to five lessons may be possible at weekends and only one or two lessons late afternoon lessons would be given mid week.

The applicant seeks consent to open Mondays to Fridays 07:30 – 8:00pm, Saturdays 07:30 – 8:00pm and Sundays and Bank Holidays 07:30 – 8:00pm. It is also proposed to employ 3 full-time workers.

The site provides parking for approximately 9 cars, in addition turning and manoeuvring space are available on the livery site.

THE SITE AND SURROUNDINGS

The site is located in Newport, off Green Lane. Along Green Lane there are several properties and a Caravan Park (Kings Head). The lane is bound at its north and southern sides for the first 100m with mixture of brick walls and landscaping. However as you travel from east to west the lane becomes more narrow and rural in character and is predominantly bound with hedges and planting.

Green Lane is a somewhat narrow lane that is accessed off Chetwynd End, between two Georgian style buildings. The lane measures around 400m in length and is a part privately owned and part adopted by the highway authority. The adopted part of the lane begins at the eastern end of Green Lane (adjacent Chetwynd End) and finishes at the western boundary of number 7 Green Lane. Further from number 7 Green Lane this lane is un-adopted with the maintenance and up keep being shared between the residential properties having rights of access there over. This section is also a public right of way. The public right of way extends across Green Lane and north west through the fields until it reaches Edgmond Road. The lane measures approximately 3m wide however somewhat less at various part of the lane. The narrowest measurement has been recorded as 2.5m with a height restriction of 1.93m adjacent to 'The Glen' Green lane.

The application site is located at the very westerly end of Green Lane. The site sits on land between 0.50m and 1m lower than Green Lane and has an area of approximately 2ha. The site is made up of green fields surrounded by the rural landscape that slope upwards.

Towards the end of Green Lane positions an area to park 5 cars and north east of the parking area situates an access gate which provides entrance into the main site. The site currently operates as farm house and livery for horses, although planning permission for this use has never been applied for until now.

Beyond the entrance gate is a turning space and an additional four parking spaces are available staff or horse boxes without restricting access to the stable yard. North west of this area the site itself provides 8 stables, a hay shed, a horse exerciser, a chicken coup, a mobile caravan and jumping equipment as well as fields divided into paddocks for horses to graze on.

CONSULTATION RESPONSES

Newport Town Council: Newport Town Council welcomed a business to strengthen and reinforce a leisure amenity within the town. However are mindful that Green Lane is a single track road with public access to several properties also to the Kings Head Mobile Home Park.

There are concerns that as a single track Lane with poor visibility in the access and egress, the increased use by heavy vehicles, increase in possible activity

by both pedestrian and horse movement the area could become a potential accident area. Concerns were raised regarding deterioration to the road surface area resulting in Pot Holes and the on-going costs to maintain the public part of the lane.

Highways: No objections subject to the following condition:-

'The development authorised by this permission shall not begin until the local planning authority has approved in writing a scheme of works for improvement to the Restricted Byway section of Green Lane which provides vehicular access to the development. Works consisting of the following:

- (i) Existing MOT/sub-base stone to be reconstituted (turned over mechanically) and re-profiled to aid drainage. Before compacting the re-profiled material a fine layer of imported sealing grit/ quarry dust shall be applied to help bind/inter-lock the sub base Mot together.

The development approved shall not begin until those works have been completed in accordance with the local planning authority's approval and have been certified in writing as complete by or on behalf of the local planning authority.

Geotechs: no comment

11 Neighbours have objected on the following grounds:

- Increase of traffic
- Highway danger single track is an existing hazard
- Green Lane is unsuitable and not wide enough for the proposed use
- Traffic survey is not a true representation
- Proposal is in the wrong location
- Increase in accidents, property damage and degrade the roads surface
- Poor visibility for existing properties
- Impact on public footpath
- Inadequate fencing around horse fields

PLANNING HISTORY

W98/0953. erection of a block of four stables, withdrawn 23rd February 1999.
W94/0257, erection of a field shelter/hay store, granted 25th May 1994.
W90/0557, erection of a stable block, granted 5th July 1990.

POLICY CONTEXT;

National Policy
Planning Policy Framework

Core Strategy:

CS2 Jobs
CS7 Rural Area
CS10 Community Facilities

CS15 Urban Design

Wrekin Local Plan:
UD2 Design Criteria
E6 Rural Employment General

PLANNING CONSIDERATIONS

This application relates to the change of use from agricultural land to a livery stables and riding school within the rural area of Newport

Paragraph 28 of NPPF states planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- promote the development and diversification of agricultural and other land-based rural businesses;
- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.

In regards to the above the proposed use is deemed, by officers, appropriate and an enhancement of this sustainable small scale equine enterprise that would benefit the local rural economy. Accordingly, the proposal is compliant with Government guidance contained within NPPF.

Policy CS10 states that the provision of new community facilities or improvements to existing community facilities to meet the needs of local residents will be supported. It also states that new facilities should be located in Town, District, Local Centres and key rural settlements; outside the above locations, should have good accessibility by foot, cycle and public transport; that demonstrate both environmental and social benefits to the local community, may exceptionally develop on open space. Communities that are strong and inclusive lead to a better quality of life, a stronger sense of identity and belonging, and mutual respect and equality. Officers recognise that it is important to maintain a spread of facilities to meet the day-to-day needs of the residents in the towns, District and Local Centres, and villages within the Borough, not only as an essential component of sustainable development but also to promote social inclusion and help form part of the fabric of a community.

This proposal is to provide additional means of income for the applicant, and as a farm diversification project, it works well for the unit as a whole, in that the livery element provides a steady income to fund the injection of funds into the agricultural enterprise. In addition it provides benefits to the local

community in the form of employment of grooms, local horse feed companies, vets, blacksmiths, tack and equipment sales etc.

The proposed livery and stabling facility will provide an opportunity for people to enjoy horse riding activities in the countryside, and will provide a facility in this particular part of the area where a quality stabling and livery facility is not available at present. A lack of good quality livery services in the area has been identified. Based on the above officers consider a livery stables and riding school in this sustainable town would adhere to the aims of policy CS10.

The site is located towards the end of Green Lane, approximately 50m from the nearest residential property (The Glen). The site is also set somewhat lower in level and well screened from view by means of landscaping. The site features a number of steel containers; whilst the council consider these somewhat out of character in the rural area they are mobile structures that have been in situ for several years. The site also contains timber structures which the council consider to be normally associated with this type of use and therefore consider them to be acceptable. However the site does comprise of a caravan which does not have planning consent. Officers consider this structure out of character therefore ask that they be removed and replaced with something more sympathetic. Overall officers therefore consider the proposal to accord with CS7 and CS12 of the Core Strategy.

The application has stated that no more than 10 horses will be located on site at one time. It also states that 4 horses would be kept for the full livery business, 3 horses for riding lessons with no more than 3 being bought and sold at one time. The site comprises of 2hectares, does provide 8 stables which officers consider to be acceptable given existing 1 acre per horse Welfare Standards, the size of the site and available parking provision.

Vehicle Movements/Impact on Highway

Officers acknowledge that if the livery is to become a full livery most horse owners will visit the livery stables early in the morning (before work), late in the evening (after work) or/and at weekends. Officers consider these times of day to be off peak times that wouldn't significantly interfere with neighbouring residential vehicle movements.

The council accept that there will be times when vehicles movements may collide with another and cause a delay; however if this was to happen officers do not consider it to be of a detrimental occurrence, officers consider this to be something that you normally associate with a residential narrow lane. Further to this consideration should also be given to the sites previous use as stabling/grazing land, the normal day to day vehicle movements such as home deliveries, local services, visitors as well as movements associated with the adjacent Caravan Park.

The submitted transport statement indicates 8 two way trips on a weekend and 4 two way trips on a weekday associated with the riding school. It also indicates 10 two way trips everyday in association with owners visiting their

horses. However, the figures presented in that statement do not account for vets, deliveries/servicing and trips made by vehicles with more than 2 axles (such as cars with horse boxes) and therefore 12,000 axles (over the year) is likely to be a reasonable assumption. To note, the applicant has not indicated any seasonal variation in the vehicular use of the site so this has not been accounted for.

The highways officer has stated additional vehicular use will result in the speedier deterioration of the Right of Way leading to increased maintenance costs to the Council in association with having the obligation to maintain to the restricted byway. Although highways have fundamental concerns with proposed motorised use over to the intensification in use of Green Lane they have not raised any objections. To ensure the public right of way is not harmed the highways officer has asked for improvements to the Public Right of Way which forms the access to the site. The public right of way is currently in poor condition and will only get worse with intensified vehicular use. Highways consider this should be improved in order to sustain the proposed additional use which is over and above its legal highway status as a restricted byway for non motorised traffic only. The improvement works are required on a 220m length which is generally 3m wide. The highways officer has no objections subject to the following condition:

‘The development authorised by this permission shall not begin until the local planning authority has approved in writing a scheme of works for improvement to the Restricted Byway section of Green Lane which provides vehicular access to the development. Works consisting of the following:

- (ii) Existing MOT/sub-base stone to be reconstituted (turned over mechanically) and re-profiled to aid drainage. Before compacting the re-profiled material a fine layer of imported sealing grit/ quarry dust shall be applied to help bind/inter-lock the sub base Mot together.

The development approved shall not begin until those works have been completed in accordance with the local planning authority's approval and have been certified in writing as complete by or on behalf of the local planning authority.

In regards to parish and neighbouring concerns regarding the existing narrow access and highway danger the highway officer has reviewed the transport statement and has confirmed that there are no highway objections. However the highways officer has requested a condition to improve the public right of way which provides access to the site. Further to this the Parish Council have recently been re-consulted and notified that the application is being referred to plans board. Should the Parish Council make any additional comments these will be presented to members, at plans board in the form of an update.

Amenity

It is considered that the proposed use and the number of horses are appropriate and will not have an adverse impact on nearby residential

amenities. Whilst the above may be acceptable officers deem that proposed riding lessons should be limited to operate between 3pm and 7pm (during term time) Mondays to Fridays to avoid periods of peak traffic along Green Lane. With regard to weekends and school holidays the LPA consider the operation times to be acceptable. Officers do not consider the proposed development will have an adverse effect on the character and quality of the rural area and will not have a detrimental effect on the rural setting of the area. However having said this the LPA do consider that any further intensification of the site would be of detriment to the horses welfare as well as harmful to the surrounding area, therefore a condition will be imposed limiting the number of horses to no more than 10 (at one time) at the site in order to protect the rural character and ensure sufficient amenity space is provided.

The nearest dwelling is approximately 40m from the boundary of the application site and overlooks the site from a position more than 3m higher than the ground level of the site. The stable and livery buildings are partially screened from neighbours by boundary trees and shrub and the levels of the land. Therefore the site will not adversely affect the amenity of adjoining occupiers by reason of dominance, loss or privacy or overlooking.

In conclusion, the proposed use is considered appropriate in this rural and sustainable location, in Newport and will not have a detrimental impact on the character and appearance of the area or be viewed within the main street scene. The proposal will continue to support economic growth in providing employment opportunities within Newport Town Centre as well as community facility for local residents and will not have an adverse impact on adjoining residential amenities or highway safety. The proposed livery stables and riding school are not considered to cause any adverse negative impacts with regard to the neighbour amenities, or highways, and it is considered to be acceptable.

For the above reasons, it is considered that this application is acceptable and it is recommended for approval subject to conditions.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

A04 Time Limit

B049 Custom Highways

C38 Development in accordance with plans

D06 Hours of operation (Riding Lessons)

D011 Restriction Use – At any one time no more than 10 horses can be at the site

I35 Custom – Does not grant consent for mobile home

I40 Conditions

I41 Grant of planning permission

RACUSTOM

RANPPF1 Proactive Statement

REASON FOR APPROVAL:

The proposed use is considered appropriate in this rural and sustainable location, in Newport and will not have a detrimental impact on the character and appearance of the area or be viewed within the main street scene. The proposal will continue to support economic growth in providing employment opportunities within Newport Town Centre as well as community facility for local residents and will not have an adverse impact on adjoining residential amenities or highway safety. The proposed livery stables and riding school are not considered to cause any adverse negative impacts with regard to the neighbour amenities, or highways, and it is considered to be acceptable.

TWC/2012/0974
Land Adjacent 8 The Avenue, Sugden, Shropshire, TF6 6ND
Erection of a barn***Amended plans received***

APPLICANT
J & S Chahal

RECEIVED
19/02/2013

PARISH
Rodington

WARD
Wrockwardine

OFFICER Libby Harper

COUNCILLOR SEYMOUR HAS REQUESTED THAT THIS APPLICATION IS
CONSIDERED BY MEMBERS AT PLANS BOARD

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Principle of development in open countryside, character and
appearance

THE PROPOSAL: This full application seeks planning permission to erect a
four bay barn to support the establishment of a vineyard and wine making
operation on land adjacent to The Avenue, Sugden. A need for an on site
barn has been defined due to the nature of the operation and the equipment
required for the production of wine and looking after the crop - to comprise an
office, WC, storage areas for both bottles and boxes, together with a
production area containing nine tanks and a press.

The proposed building will be single storey with a pitched roof to a maximum
of 5.5m in height, and measuring approximately 25m in length. The proposed
structure will be constructed from a steel portal frame with block work (in the
region of 2m), with vertical metal sheeting above and a metal sheet roof. The
building features 4 roof lights to each bay. Permission is also sought to
formalise access arrangements, an existing vehicular access exists
approximately 200m from the barn off the adjoining lane to the west, provision
would then run parallel to the lane prior to heading east parallel to the existing
principle vehicular access for properties of The Avenue, then linking through
to the proposed development at the north east perimeter.

A separate application has been submitted for erection of an essential
workers dwelling (latterly a form of temporary accommodation) on land
adjacent to the barn and is also before Members of Plans Board at this
meeting – TWC/2012/0975. Originally, the applicant identified the position of
the barn as the closest structure to the houses off *The Avenue*. However,
subsequent to case officer concerns over the positioning of the building and
potential impact on the amenity of existing neighbouring residents, the
applicant has amended the proposal. Specifically, the location of the barn and
residential element having been switched such that the barn has been
repositioned towards the eastern perimeter of the site further away from the
residential dwellings of The Avenue.

SITE AND SURROUNDINGS:

The Vineyard, Sugden is situated in a rural location north east of Rodington and south west of Long Lane, with residential properties of The Avenue (8 in total) lying adjacent to the northern boundary of the site, being otherwise surrounded by open field land. The holding is a vineyard representing a commercial enterprise with land extending to approximately 10 acres. The land is split into two agricultural fields, the western field being grassed at the time of a site visit, with the majority of the eastern field being planted with vines.

The majority of the application site falls within this western element, to the north of the vines, being presently grassed. This element is subject to a modest slope towards The Avenue, with the proposed vehicular access running across the adjoining eastern field planned to be planted with vines. The proposed residential element of the separate application is also proposed to the north of the planted area. The principal eastern edge is formed of an established hedge, with a post and wire fence to the north. Two trees are positioned at the northern boundary, one large veteran Oak tree just beyond the perimeter, and a smaller suppressed Oak forming part of the boundary. At present, the principal southern and western edges are not marked by a boundary feature, being part of the grassed field. The site in general is bordered by established hedgerows, also providing a screening border between the two fields.

A track runs to the north of the site providing access to the rear of the properties along the neighbouring line of houses, this is owned by Telford & Wrekin Council from the rear of No. 8 onwards. The surrounding area is predominantly agricultural and interspersed with small villages and hamlets.

PLANNING HISTORY:

No relevant planning history is recorded against this site.

PLANNING POLICY CONTEXT:

Core Strategy:

CS2 Jobs

CS7 Rural Area

CS15 Urban Design

Wrekin Local Plan:

UD2 Design Criteria

E6 Rural Employment General

OL11 Woodland and Trees

National Planning Policy Guidance:

National Planning Policy Framework

CONSULTATION RESPONSES (summarised where relevant):

Rodington Parish Council – Object (two responses received)

- Agree with concerns of local residents
- Development out of context with current housing nearby
- Access and traffic issues with unadopted access tracks, additional traffic and farm machinery nuisance to property owners, road not recorded on plans
- Question legitimacy for a four bedroomed home for farm workers dwelling
- Suggest meeting between applicant and residents

Councillor J. Seymour

- Facilitated meeting between the residents of The Avenue and Mr Chahal [applicant] and his family (9th March);
- Residents expressed concern with the roadway round the field, noise issues, and security lighting;
- Applicant explained that the roadway round the field would be made up from broken brick, (residents felt could be noisy), amenable to re-routing the road the other way round the field. Concession offset by concerns that the vineyard would be open to potential customers and visitors;
- Suggested property rental on the nearby Rodenhurst Business Park to trial processes first prior to significant investment, understood not interested in this idea (transport costs unviable), considered proposal not given due consideration;
- Continued request for application to be taken to Plans Board.

Shropshire Fire Service – No comment

Ecology – No comment

Highways – Support subject to conditions

In receipt of the amended plans and information for the above application, confirmed that in principle there are no highway objections to the amended proposal. Conditions requested for Parking and turning, Visibility splays, Alignment and construction of geometric features, and surfacing of access driveway in a bound material, in addition to an informative requiring contact to be made with Highways & Transport Maintenance prior to commencing work.

It is also suggested that signs be erected to indicate that the existing access on Sugden Lane, as shown on the amended plan AP12014/03 Rev C, is the only means of entry into the site (not erected in the highway).

Arboriculture – *Comment*

Officer identified the presence of a large Veteran Oak tree growing on the northern boundary behind the proposed workers dwelling on a track owned by Telford & Wrekin Council therefore owned by TWC. The canopy of the tree overhangs considerably into the site, as such there will be tree roots in this location. Growing adjacent to the large Oak is a smaller suppressed Oak which is within the proposal site.

Further to the submission of additional information by the applicant, stipulated that if consent is afforded to the application HERAS fencing will be required and in place prior to any development of the site.

Drainage – Support subject to conditions

Request for standard conditions relating to a foul and surface water drainage scheme; provision of a soakaway test; and, the location of any proposed soakaway.

Neighbour Consultation

Four periods of consultation have taken place further to the receipt of amended plans and the positioning of development proposals, each with eight direct neighbour letters publicising this application. Eleven objections have been received (six in response to the 1st period of consultation, two responses from one household); four in respect of the 3rd stage; and, one in respect of the 4th stage). The issues raised are summarised as follows:

- No future development - assured no planning applications granted for domestic properties on the arable/grazing land surrounding property;
- Sale of land - when the land was auctioned and sold to the current owner, assured no planning applications would be granted/to be sold as pasture/arable land;
- Purchase of land - purchased in knowledge for agricultural use with no planning permission and distance from present residence;
- Previous use and no planning permission for vines - when fields originally purchased used in a similar way to an allotment (visits by owner in the spring and summer at regular intervals less so in the winter). Following apparent failure due to rabbits and uncontrolled weeds (still present), planted with vines without planning permission;
- Availability alternative properties - several opportunities to purchase reasonable properties very close to the site were not taken up (including The Avenue) (more sustainable and not detrimental to the environment);
- Unproven need - enterprise still in infancy and little certainty over future viability, unproven need for large four bedroom dwelling, produce this year could go to local vineyard;
- Traffic arising from development and maintenance of access - passing traffic affecting The Avenue, noise and dust, may affect existing track running in front of The Avenue, look unsightly and may impact negatively on value of the adjacent houses, concern maintenance of long access road. No. of residents work permanent night shifts. Increase traffic on roads locally;
- No access road - currently no access road to the site. Believed access 'roads' are intended to be made of broken brick being both noisy and unsightly. Access road directly in front of the Avenue generating a great deal of noise;
- Town and Country Planning Act 1947 and Planning Policy Statement 7 - concession made to build dwellings in rural areas for rural enterprises if it is essential, worker at the vineyard on an irregular basis;

- Planning Policy Guidance Note 7 - introduction of two stage process for permanent agricultural dwellings and will only be permitted on well-established units with existing needs, no temporary accommodation has been provided to date;
- Risk of vandalism or theft minimal - appears minimal risk in this area, little effort made to secure land by maintaining boundaries, and tractor left in view. Could increase risk of crime – spotlight on area;
- Security provision - unclear the type of security that the site will require e.g. large fences would look unsightly and security lights would disturb both residents and wildlife at night;
- Small area - considered a relatively small area which could be worked as arable or grazing without need for changing the area with such extensive buildings and proposed accommodation;
- Product inaccuracies - eventual product that has been suggested appears excessive and based on highest yield;
- On site sale of produce - intended wine will be produced and sold from the site (understood following meeting with Mr Chahal), also allow visitors (visitor centre), could mean the site becomes a tourist attraction, impact on the quality of life for residents.
- Noise - concerns as to the level of noise production will make (vehicles and machinery, or from extractor fans or bottling machines should the business expand);
- Loss of habitat for wildlife;
- Reiteration original objections - a number of respondents reiterated that the concerns of their original objection remain

PLANNING CONSIDERATIONS:

This full application seeks planning permission to erect a four bay barn to support the establishment of a vineyard and wine making operation on land adjacent to The Avenue, Sugden. A need for an on site barn has been defined due to the nature of the operation and the equipment required for the production of wine and looking after the crop.

The proposed building will be single storey with a pitched roof to a maximum of 5.5m in height, and measuring approximately 25m in length. The proposed structure will be constructed from a steel portal frame with block work to a height in the region of 2m, with vertical metal sheeting above, and a metal sheet roof. The building features 4 roof lights to each bay. Permission is also sought to formalise access arrangements, an existing vehicular access exists approximately 200m from the barn off the adjoining lane, provision would then run parallel to the lane prior to heading west parallel to the existing principle vehicular access for properties of The Avenue, then linking through to the proposed development at the north east perimeter.

A separate application has been submitted for erection of an essential workers dwelling (latterly a form of temporary accommodation) on land adjacent to the barn. Originally, the applicant identified the position of the barn as the closest structure to the houses of The Avenue. However, subsequent to case officer concerns over the suggested positioning of the building visually sandwiched between residential uses, and potential impact on the amenity of

existing neighbouring residents, the applicant has amended the proposal, with the location of the barn and residential element having been switched. More specifically, the barn has been repositioned towards the eastern perimeter of the site further away from the residential dwellings of The Avenue.

Turning to the defined need for the barn in more detail, the applicant notes that the vineyard has and will continue to be developed over a number of years, with the first vines being mature this year, and the next year, as a result of the staggered planting during recent years and the on-going planting of vines with other vines maturing over the next 3 years. Planting commenced in 2010, with further planting being undertaken at this time.

Material submitted as part of this application advised that the applicant currently travels daily to and from the site, which has not been a major problem during the development of the site, but as the vines are reaching maturity and scale of the operation has increased, both the time required on site and the value of the operation has made it extremely vulnerable. The requirement therefore being based around where the applicant can not only tend to the vines, but also control and monitor the production of the wine from the grapes, provide the necessary storage for specialist equipment required for the vineyard.

On this basis, the applicant has cited the following parameters of what the proposed barn will accommodate:

1. The barn will accommodate up to 9 [7 originally cited, with a need for additional capacity should one of the varieties of grape yield particularly well] tanks for wine making, one for each kind of grape, currently being grown on the site;
2. The barn will accommodate a fruit press and juicing machine, which will crush and extract the grape juice at the start of the process;
3. The barn will accommodate a large quantity of barrels, which will be required to store the wine in during the process;
4. The barn will also accommodate a number of pallets and empty bottles, into which the wine will be transferred;
5. An area will be required to store all the wine making ingredients, separate to the production facility;
6. General day to day equipment, including tractors, fruit spraying machinery, weed killing equipment, trailers and fruit picking baskets;
7. The wine from the grapes, will also be required to be stored within a Customs & Excise bonded store within the barn.

These reasons are to be read in conjunction with drawing AP12014/11 Rev A Floor Plans & Elevations indicating the proposed distribution of activities across the building. That being provision of an office, WC, storage areas for both bottles and boxes, and production area with 9 tanks and a press.

The context of the historic transfer of the land holding from Telford & Wrekin Council to the applicant has been clarified further to comments raised in relation to this application. Confirmation has been received from the Council's

Estates & Investment team that there is a restrictive covenant on the land in terms of its usage, necessitating the property not be used for any other purpose other than for agricultural or equine purposes.

The use class of a 'vineyard' has been duly checked, falling within a sui generis agriculture class, and as such, use of land or buildings thereon for agriculture - in this case the growing of vines - does not count as development, but further agricultural development may be. Hence provision for a barn following a planning application route, which is required to be considered against planning policy in place at the time of the application. The applicant had previously submitted an application for a vineyard but was deemed not to require consent bearing in mind the above. Further comments raised in this respect do not represent material planning considerations.

The site is located within the rural area of Telford & Wrekin where development is acceptable providing proposed works comply with relevant local and national planning policies.

The National Planning Policy Framework recommends that support should be given to economic growth in rural areas in order to create jobs by taking a positive approach to sustainable new development. Furthermore, it advises that support should be awarded to the expansion of all types of business and enterprise in rural areas and to promote the development and diversification of agricultural and other land-based rural businesses.

A number of responses to the respective consultations have referenced the parameters defined by Planning Policy Guidance Note 7 and Planning Policy Statement 7 (PPS7) to build dwellings in rural areas. In this respect, both documents has been replaced by the provisions of the National Planning Policy Framework, with this application considering the merits of the barn as opposed to the residential element.

Locally, within the context of saved policy E6 *Rural Employment General* the encouragement of new rural job opportunities and the diversification of the rural economy is part of the Councils' aim to protect and strengthen established rural communities. Development in the open countryside will be strictly controlled as defined by policy CS7 *Rural Area*.

This desire to promote rural employment is balanced with ensuring that the environment, essential character and fabric of the Rural Area is protected from uses which would damage both the visual and functional quality of the area. Developments, therefore, should not result in a significant adverse impact on the local environment but should be of a scale and type appropriate to the local area.

Policy CS2 of the Core Strategy advises that provision should be made to help achieve greater diversity in the economic base, meet the needs of existing businesses and to help create new job opportunities. The proposed development will allow the consolidation of full time employment for the applicant through the future production of wine, and a further full time position,

together with seasonal employment. Whilst the number of staff may be modest, the proposed scheme is still supported by local policy.

Further information has been requested from the applicant as to highways arrangements and the scale of traffic to be generated from the proposed development. On the basis of the additional information provided – with a nominal level of traffic to arise, the Highways Officer supports this application subject to condition. The concerns of residents as to the materials proposed for the access track have been recognised, in this respect provision would be controlled through imposition of a condition requiring a bound material be provided to minimise the level of noise and visual detriment.

Loss of habitat for wildlife has been raised. In this respect, the Council's Ecologist has been consulted and advised that no comment applied, the proposal does not entail the removal of any trees or hedgerow from the site and the growing of vines does not require planning permission being considered agriculture.

The scope of produce being sold direct on site has been raised during the consultation phase. In this respect, the application does not comprise a retail element and has not been proposed on this basis, this would require a separate application (as would any future expansion).

Neighbours have raised concern as to the lighting and security arrangements for the site, such concerns are acknowledged in order to protect the amenity of local residents, and would be subject to condition should this application be approved. The level of air pollution has again been raised, in this respect the applicant has defined the level of traffic to be generated through the development, further clarified through additional material submitted, with a nominal level of additional vehicular traffic arising. Much of the activities undertaken in the fields are similar in nature to traditional arable agricultural use of the site that could happen in any case i.e. subject to seasonal variation, and many tasks to be undertaken by hand, further limiting the level of noise and air pollution generated.

A low level of noise is to be generated from activities associated with the barn, with again many of the tasks involved being undertaken by hand, with the barn itself being insulated to minimise any noise generated. Repositioning of the barn further from The Avenue will minimise any adverse impact incurred.

As above, the applicant has stated the reasons for requiring a barn at the site at this stage of developing the business and in this locality. With the components of producing wine being split across the building as shown in drawing AP12014 11 Rev. A. Officers have assessed the need for the building and consider the reasons advanced acceptable. Whilst the barn is somewhat large, the Council consider its scale to be commensurate to its intended use and the size of the land.

Supporting a development in this location will help deliver the working of the site which falls in line with policy CS2, saved Wrekin Local Plan policy E6 and the NPPF in sustaining the rural economy.

Based on the reasons above, the proposal is deemed compliant with both local and national policy and guidance and should be granted planning consent.

The proposed barn has been positioned such that development would follow the same orientation of the adjoining houses so as to present a similar aspect and is sensitively located with limited visibility from the nearby road. The proposed barn will not result in any significant level of comings and goings associated with the site and will not significantly adversely impact upon the residential amenity of the occupiers of the properties of The Avenue in this rural area.

The Local Planning Authority considers that provision of the barn is appropriate in order to facilitate the future making of wine from this small vineyard and wine production enterprise, providing further diversification of the rural economic base and thus benefits the local rural economy. The proposed development is appropriate in terms design and scale, and as such there will be limited adverse impact upon the local area. Accordingly, the application complies with both national and local policies and is presented to Members of Plans Board recommended for approval.

RECOMMENDATION: to GRANT PLANNING PERMISSION subject to the following conditions:

Conditions

A04	Time
B10	Details of materials
B13	Details of enclosure
B61	Drainage
B64	Soakaway test
B65	Location of soakaway
B121	Landscape design
B130	Trees – Protective fencing
C13	Parking and Turning
C14	Visibility splays - 2.4m x 43m
CCustom	Surfacing of access driveway – bound material prior to commencement of use
CCustom	Details of geometric features (highways)
CCustom	Scheme for lighting
C38	Development in accordance with deposited plans
C76	Landscape implementation hard & soft

Informatives

Custom informative	Erection of signage indicating single means of entry (not to be erected in the highway)
I40	Conditions
I41	Reasons for Grant of Permission
I11	Contact Highways & Transport Maintenance prior to commencing work
RACustom	Reasons for approval
RANPPF1	Approval – National Planning Policy Framework

REASON FOR APPROVAL:

The Local Planning Authority considers that provision of the barn is deemed appropriate in order to facilitate the future making of wine from this small vineyard and wine production enterprise, providing further diversification of the rural economic base and thus benefits the local rural economy. The proposed development is appropriate in terms of materials, design and scale, and as such there will be limited adverse impact upon the local area. Accordingly, the application complies with both national and local policies.

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

TWC/2012/0975

Land Adjacent 8 The Avenue, Sugden, Shropshire, TF6 6ND
Proposed Essential Workers Residential Dwelling (temporary) to support
vineyard ***Amended description and plans received***

APPLICANT

J & S Chahal

RECEIVED

19/02/2013

PARISH

Rodington

WARD

Wrockwardine

OFFICER Libby Harper

COUNCILLOR SEYMOUR HAS REQUESTED THAT THIS APPLICATION IS
CONSIDERED BY MEMBERS AT PLANS BOARD

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Principle of development in open countryside, proven need,
housing policy, access

THE PROPOSAL:

This application seeks consent for provision of a temporary essential workers accommodation unit to support the establishment of a vineyard and wine making operation on land adjacent to The Avenue, Sugden. The accommodation is required to house the applicant (Mr Chahal) and his family, with a need cited for a residence on the site due to the nature of the operation and extreme value of the crop produced. A separate application for the provision of a barn on an adjacent parcel of land is also before Members of Plans Board - TWC/2012/0974.

Originally permission was sought for a permanent two storey four bedroomed dwelling towards the north eastern perimeter of the land holding, with the proposed barn to be located between the proposed essential workers dwelling and houses of the neighbouring *The Avenue*. However, subsequent to case officer concerns as to the proven need for a permanent dwelling at this stage of development of the business; concerns over the proposed positioning of the barn visually sandwiched between residential uses; and, potential impact on the amenity of existing neighbouring residents, the applicant has amended the proposal.

Specifically, the residential element has been amended to a form of proposed temporary accommodation (mobile home cited in agent's letter of 6th March 2013). Further, the location of the barn and residential element having been switched, with the proposed residential element closest to existing residential properties.

Permission is also sought to formalise access arrangements, an existing vehicular access exists approximately 200m from the accommodation site off the adjoining lane to the west. Provision would then run parallel to the lane prior to heading east parallel to the existing principle vehicular access for properties of The Avenue, then linking through to the proposed development towards the north east perimeter.

SITE AND SURROUNDINGS:

The Vineyard, Sugden is situated in a rural location north east of Rodington and south west of Long Lane, with residential properties of The Avenue (8 in total) lying adjacent to the northern boundary of the site, being otherwise surrounded by open field land. The holding is a vineyard representing a commercial enterprise with land extending to approximately 10 acres. The land is split into two agricultural fields, the western field being grassed at the time of a site visit, with the majority of the eastern field being planted with vines.

The majority of the application site falls within this western element, to the north of the vines, being presently grassed. This element is subject to a modest slope towards The Avenue, with the proposed vehicular access running across the adjoining eastern field planned to be planted with vines. The proposed barn of the associated application is also proposed to the north of the planted area. The principal western edge is formed of an established hedge, with a post and wire fence to the north.

Two trees are positioned at the northern boundary, one large veteran Oak tree just beyond the perimeter, and a smaller suppressed Oak forming part of the boundary. At present, the principal southern and eastern edges are not marked by a boundary feature, being part of the grassed field. The site in general is bordered by established hedgerows, also providing a screening border between the two fields.

A track runs to the north of the site providing access to the rear of the properties along the neighbouring line of houses, this is owned by Telford & Wrekin Council from the rear of No. 8 onwards. The surrounding area is predominantly agricultural and interspersed with small villages and hamlets.

PLANNING HISTORY:

No relevant planning history is recorded against this site.

PLANNING POLICY CONTEXT:

Core Strategy:

CS1 Homes

CS7 Rural Area

CS15 Urban Design

Wrekin Local Plan:

UD2 Design Criteria

OL11 Woodland and Trees

National Planning Policy Guidance:

National Planning Policy Framework

CONSULTATION RESPONSES (summarised where relevant):

Rodington Parish Council – Object (*two responses received*)

- Agree with concerns of local residents

- Development out of context with current housing nearby
- Access and traffic issues with unadopted access tracks, additional traffic and farm machinery nuisance to property owners, road not recorded on plans
- Question legitimacy for a four bedroomed home for farm workers dwelling
- Suggest meeting between applicant and residents

Councillor J Seymour

- Facilitated meeting between the residents of The Avenue and Mr Chahal [applicant] and his family (9th March);
- Residents expressed concern with the roadway round the field, noise issues, and security lighting;
- Applicant explained that the roadway round the field would be made up from broken brick, (residents felt could be noisy), amenable to re-routing the road the other way round the field. Concession offset by concerns that the vineyard would be open to potential customers and visitors;
- Suggested property rental on the nearby Rodenhurst Business Park to trial processes first prior to significant investment, understood not interested in this idea (transport costs unviable), considered proposal not given due consideration;
- Continued request for application to be taken to Plans Board.

Highways – Support subject to conditions

In receipt of the amended plans and information for the above application, confirmed that in principle there are no highway objections to the amended proposal. Conditions requested for Parking and turning, Visibility splays, Alignment and construction of geometric features, and surfacing of access driveway in a bound material, in addition to an informative requiring contact to be made with Highways & Transport Maintenance prior to commencing work. It is also suggested that signs be erected to indicate that the existing access on Sugden Lane, as shown on the amended plan AP12014/03 Rev C, is the only means of entry into the site (not erected in the highway).

Ecology – No comment

Arboriculture – Comment

Officer identified the presence of a large Veteran Oak tree growing on the northern boundary behind the proposed workers dwelling on a track owned by Telford & Wrekin Council therefore owned by TWC. The canopy of the tree overhangs considerably into the site, as such there will be tree roots in this location. Growing adjacent to the large Oak is a smaller suppressed Oak which is within the proposal site.

Further to the submission of additional information by the applicant, stipulated that if consent is afforded to the application HERAS fencing will be required and in place prior to any development of the site.

Drainage – *Support subject to conditions*

Request for standard conditions relating to a foul and surface water drainage scheme; provision of a soakaway test; and, the location of any proposed soakaway.

Shropshire Fire Service – Comment

Request informatives for Access for Emergency Fire Service Vehicles; Sprinkler Systems - Residential Premises, with further information relating to the response time for an appliance in this locality determining the fire safety strategy for the application.

Neighbour Consultation

Four periods of consultation have taken place further to the receipt of amended plans and the positioning of development proposals, each with eight direct neighbour letters publicising this application. Eleven objections have been received (seven in response to the 1st period of consultation, two responses from one household); three in respect of the 3rd stage; and, one in respect of the 4th stage). The issues raised are summarised as follows:

- No future development - assured no planning applications granted for domestic properties on the arable/grazing land surrounding property;
- Sale of land - when the land was auctioned and sold to the current owner, assured no planning applications would be granted/to be sold as pasture/arable land;
- Purchase of land - purchased in knowledge for agricultural use with no planning permission and distance from present residence;
- Previous use and no planning permission for vines - when fields originally purchased used in a similar way to an allotment (visits by owner in the spring and summer at regular intervals less so in the winter). Following apparent failure due to rabbits and uncontrolled weeds (still present), planted with vines without planning permission;
- Availability alternative properties - several opportunities to purchase reasonable properties very close to the site were not taken up (including The Avenue) (more sustainable and not detrimental to the environment);
- Unproven need - enterprise still in infancy and little certainty over future viability, unproven need for large four bedroom dwelling, produce this year could go to local vineyard;
- Traffic arising from development and maintenance of access - passing traffic affecting The Avenue, noise and dust, may affect existing track running in front of The Avenue, look unsightly and may impact negatively on value of the adjacent houses, concern maintenance of long access road. No. of residents work permanent night shifts. Increase traffic on roads locally;
- No access road - currently no access road to the site. Believed access 'roads' are intended to be made of broken brick being both noisy and unsightly. Access road directly in front of the Avenue generating a great deal of noise;
- Town and Country Planning Act 1947 and Planning Policy Statement 7 - concession made to build dwellings in rural areas for rural enterprises if it is essential, worker at the vineyard on an irregular basis;
- Planning Policy Guidance Note 7 - introduction of two stage process for permanent agricultural dwellings and will only be permitted on well-

established units with existing needs, no temporary accommodation has been provided to date;

- Risk of vandalism or theft minimal - appears minimal risk in this area, little effort made to secure land by maintaining boundaries, and tractor left in view. Could increase risk of crime – spotlight on area;
- Security provision - unclear the type of security that the site will require e.g. large fences would look unsightly and security lights would disturb both residents and wildlife at night;
- Small area - considered a relatively small area which could be worked as arable or grazing without need for changing the area with such extensive buildings and proposed accommodation;
- Product inaccuracies - eventual product that has been suggested appears excessive and based on highest yield;
- On site sale of produce - intended wine will be produced and sold from the site (understood following meeting with Mr Chahal), also allow visitors (visitor centre), could mean the site becomes a tourist attraction, impact on the quality of life for residents.
- Noise - concerns as to the level of noise production will make (vehicles and machinery, or from extractor fans or bottling machines should the business expand);
- Loss of habitat for wildlife;
- Reiteration original objections - a number of respondents reiterated that the concerns of their original objection remain

PLANNING CONSIDERATIONS:

The site of the proposed temporary accommodation lies outside the Development Boundary and therefore falls within the Rural Area of the Borough, where development for new residential buildings is unlikely to be permitted unless justification demonstrates an essential need.

The National Planning Policy Framework (NPPF) defines that the Local Planning Authority should promote sustainable development in rural areas; it states that housing should be located where it will enhance or maintain the vitality of rural communities. However, it also says that authorities should avoid new isolated homes in the countryside, unless there are special circumstances such as the need for a rural worker to live permanently at or near their place of work in the countryside (paragraph 55).

Through the abolition of preceding Planning Policy Statement 7: Sustainable Development in Rural Areas (together with Planning Policy Guidance Note 7, has been referenced by neighbours in response to consultation) in favour of the slimmed down NPPF, local planning authorities have lost a detailed framework as to the determination of planning applications for essential rural workers dwelling in rural areas. On this basis, a pragmatic approach to consideration of this application is required, equating to consideration of what for this locality sufficiently demonstrates the need for a rural worker to live permanently at their place of work.

In such an instance, general reference has been made by officers as to the principles of former Wrekin Local Plan policy H11 *Restrictions on Residential Development in Open Countryside* as a locally defined approach to

agricultural workers' dwellings. At this stage of developing the business operation, it is considered that the use concerned has not been established for a sufficient duration to warrant permanent provision (policy H11 identifying a minimum period of three years), and been proven to be financially viable. As such, a permanent dwelling is not considered appropriate, with provision of a temporary unit enabling the business to establish itself such that the need for a permanent dwelling on site can be proven in due course, with development following the same orientation of the adjoining houses so as to present a similar aspect.

Supporting provision of a temporary accommodation unit in this location will help deliver the efficient working of the vineyard and wine making operation to meet the needs of a growing business which falls in line with policy CS2 and the NPPF in sustaining the rural economy.

The applicant has indicated the position of the proposed unit such as to facilitate provision of a permanent unit subject to proven need in due course, thus enabling continued residence should this be permitted and delivered at such a stage. Details as to the specific appearance and dimensions of the temporary accommodation have not been submitted as part of this application, whilst a mobile home has been cited in the agent's letter of 6th March 2013), and can be appropriately controlled as to the detail of provision through a condition.

The context of the historic transfer of the land holding from Telford & Wrekin Council to the applicant has been clarified further to comments raised in relation to this application. Confirmation has been received from the Council's Estates & Investment team that there is a restrictive covenant on the land in terms of its usage, necessitating the property not be used for any other purpose other than for agricultural or equine purposes.

The use class of a 'vineyard' has been duly checked, falling within a sui generis agriculture class, and as such, use of land or buildings thereon for agriculture - in this case the growing of vines - does not count as development. The applicant had previously submitted an application for a vineyard but was deemed not to require consent bearing in mind the above. Further comments raised in this respect do not represent material planning considerations

Further information has been requested from the applicant as to highways arrangements and the scale of traffic to be generated from the proposed development. On the basis of additional information provided – with a nominal level of traffic to arise, the Highways Officer supports this application subject to condition. The concerns of residents as to the materials proposed for the access track have been recognised, in this respect provision would be controlled through imposition of a condition requiring a bound material be provided to minimise the level of noise and visual detriment.

This application assesses the merits of a residential use on the site, objections raised in respect of the potential sale of goods, and implications of

producing wine on the site, these concerns have been addressed as part of TWC/2012/0974 dealing with the specifics of wine production.

Neighbours have raised concern as to the lighting and security arrangements for the site, such concerns are acknowledged in order to protect the amenity of local residents, and would be subject to condition should this application be approved.

Loss of habitat for wildlife has been raised. In this respect, the Council's Ecologist has been consulted and advised that no comment applied, the proposal does not entail the removal of any trees or hedgerow from the site, and the growing of vines does not require planning permission - being considered agriculture.

Having considered the reasons outlined above, it is considered that the personal circumstances relating to this application, namely the provision of temporary accommodation to accommodate an essential worker to look after the essential needs of the vineyard and wine making operation, has been sufficiently demonstrated within the Rural Area. The temporary unit will not have a significant detrimental impact on the character and appearance of the surrounding area.

In order to ensure that the temporary accommodation is used solely in connection to the need demonstrated, the decision notice will be conditioned appropriately.

For the above reasons, it is considered that this site as an exception is acceptable and it is recommended for approval subject to conditions.

In conclusion, the personal circumstances relating to this application, namely the provision of temporary accommodation for an essential worker on site to look after the essential needs of the vineyard and wine making operation has been sufficiently demonstrated within the Rural Area. However, the proposed unit is only suitable for a temporary period of 3 years. The unit would be located towards the north east perimeter of the site and therefore it would have a minimal detrimental impact on the character and appearance of the countryside beyond.

RECOMMENDATION: to GRANT PLANNING PERMISSION subject to the following conditions:

Conditions

A06	Time limit temporary permission
B10	Materials – hard surfacing
B13	Details of enclosure
B61	Drainage
B64	Soakaway test
B65	Location of soakaway
B130	Trees – Protective fencing

C13	Parking and Turning
C14	Visibility splays - 2.4m x 43m
CCustom	Surfacing of access driveway – bound material prior to commencement of use
CCustom	Details of geometric features
CCustom	Scheme for lighting
CCustom	Details of temporary accommodation to be submitted and approved
C38	Development in accordance with plan Nos.
D20	Occupancy restriction – vineyard operation

Informatives

I32	Shropshire Fire Service (with additional comment)
Custom informative	Erection of signage indicating single means of entry (not to be erected in the highway)
I11	Contact Highways & Transport Maintenance prior to commencing work
I40	Conditions
RACustom	Reasons for approval
RANPPF1	Approval – National Planning Policy Framework

REASON FOR APPROVAL:

The personal circumstances relating to this application, namely the provision of temporary accommodation for an essential worker on site to look after the essential needs of the vineyard and wine making operation has been sufficiently demonstrated within the Rural Area. However, the proposed unit is only suitable for a temporary period of 3 years. The unit would be located towards the north east perimeter of the site and therefore it would not have a minimal detrimental impact on the character and appearance of the countryside beyond.

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

TWC/2012/1004
Land Adjacent To, The Bungalow, Arleston Village, Arleston, Telford,
Shropshire, TF1 2LU
Construction of 4no. two storey detached houses with private garages and
vehicular and pedestrian access

APPLICANT
Mr David Nicholls

RECEIVED
14/12/2012

PARISH
Wellington

WARD
Arleston

OFFICER Matthew Thomas

THIS APPLICATION WAS DEFERRED AT PLANS BOARD ON 23rd MARCH
2013 TO ALLOW MEMBERS TO CARRY OUT A SITE VISIT

ORIGINAL REPORT BELOW

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Impact on residential amenity, character and appearance of
area, highway safety and trees protected by tree preservation orders

THE PROPOSAL: This application seeks outline planning permission with all
matters reserved for the construction of four two storey, detached dwellings
on land adjoining 'The Bungalow' in Arleston Village. It is proposed to retain
the existing bungalow following the demolition of the existing side extension
and detached single garage. It is proposed that the appearance of the
dwellings are to reflect the older cottage style properties however matters
relating specifically to design will be considered at a later stage.

It is proposed that two of the four new dwellings will have a detached single
garage as well as providing one for the existing bungalow. Indicative layout
shows that there will be two new access points to the site; one serving the
existing bungalow and new dwelling to the west and the second serving the
three new dwellings east of the existing bungalow. Each property will have
garden space to the front and rear.

SITE AND SURROUNDINGS:

The application site forms part of private amenity within the boundaries of
'The Bungalow' in Arleston Village. The detached one and a half storey
dwelling sits beneath a pitched roof and front the unadopted roadway which
generous amenity space to the front, side and rear. The property has been
extended to the side and a small driveway leads to the detached single
garage. The site slopes gradually from west to east. A mature orchard forms

part of the private side garden with various trees which are protected by tree preservation orders.

To the east of the site sits a detached dormer dwelling which separates the site from two Grade II Listed Buildings; No's 12 and 13 Arleston Village. The property is bounded from No.11 by a low wooden fence and large mature vegetation.

The surrounding area is served by means of an unadopted highway road which is in a poor state of disrepair and in part narrows to single vehicle width. The surrounding area is predominantly residential characterised by a large number of types and style dwellings. The proposed development site is a short walk from Dawley Road which is a main route through the area which is well served by public buses.

PLANNING HISTORY:

W80/0072 - Erection of a lounge and garage extension to existing dwelling - Full Granted (10/03/1980)

W98/0422 - Erection of a dwelling - Outline Granted (09/07/1998)

W2009/0057 - Erection of a single storey rear and side extension - Full Granted (17/03/2009)

W2009/0307 - Erection of 4no. two storey detached dwellings with associated access - Withdrawn (29/05/2009)

The latter application was recommended to the Council's Plans Board for approval but was later withdrawn before consideration by members.

PLANNING POLICY CONTEXT:

National Planning Guidance
National Planning Policy Framework (NPPF)

Saved Wrekin Local Plan Policies
UD2 Design Criteria
H6 Windfall sites in Telford & Newport
OL11 Woodlands & Trees

LDF Core Strategy
CS1 Homes
CS12 Natural Environment
CS14 Cultural, Historic & Built Environment
CS15 Urban Design

CONSULTATION RESPONSES:

Wellington Town Council: Comment

The Council confirmed it had no objections in principle to the application. However it was stated that any permitted development should be made subject to the retention on site of as many trees as possible and that any such

development should be undertaken in accordance with any existing Tree Preservation Orders and following consultation with the Borough Council's Tree Officer.

Highways: Comment

The highways authority make no formal objection to the proposed development, in that the application site does not fall on part of the Adopted Highway Network, a Public Right of Way and neither will this development adversely affect any part of the adopted highway network in terms of safety or inconvenience to road users.

However the proposed access road is of a narrow character, allowing the passage of just a single vehicle in most places. It is also in need of some surface maintenance. Additional vehicles associated with the new development using this road will only exacerbate these issues and may be of future inconvenience to occupiers along it both present and future.

Arboriculture: Comment

- It will not be possible to successfully retain the protected trees whilst constructing the new dwellings contrary to the supporting information.

Drainage: Support subject to conditions

Soakaway Test

Soakaways 5m+ from any building/boundary

Built Heritage Conservation: No Comments

Ecology: Support subject to conditions/informative

Bird boxes

Informatives: Nesting Birds (vegetation), Trenches, Replacement planting

Shropshire Fire Service: Add Informative relating to the provision of residential sprinkler systems and access for Emergency Vehicles

Cllr Angela McClements: Object

- Inadequate drainage to service the proposed development
- Loss of trees subject to tree preservation orders (TPO)
- Style of development is out of keeping with neighbouring properties and likely to have a detrimental impact on the character of Arleston Village
- Existing access is poor and overdevelopment of the site would have serious implications for traffic flow
- Proposed development encroaches too close to 'The Bungalow' which itself has a lot of history to it being the former home of Norah Wellings (famous English toy maker).

A site notice and 15 direct neighbour letters publicised this application. 9 letters of objections have been received from neighbouring properties raising the following concerns:

- Overdevelopment of the site

- Lack of garden space for new dwellings – disproportionate to size of proposed dwellings
- Out of character with existing developments
- Adverse impact on nearby Listed Buildings
- Loss of trees protected by Tree Preservation Orders (TPO)
- Loss of light
- Loss of privacy/Overlooking
- Impact on water table – increase chance of flooding
- Existing drainage is oversubscribed and not to current modern standards – any increase will be detrimental
- Concerns of excavation and potential damage to neighbouring dwellings
- Existing highway road/access is in a poor state with many pot holes and levels of traffic for an additional four dwellings will only make access worse
- Development could set a precedent to developing similar parcels of land – potential to turn village in to larger housing estate
- Likely significant harm to ecology/wildlife - Loss of ‘ancient’ orchard
- Impact on utilities infrastructure
- No need for additional housing and not in this location
- Contrary to local policy in particular policy UD2 of the Wrekin Local Plan

PLANNING CONSIDERATIONS:

The site outlined for development is allocated as ‘white land’ in the Wrekin Local Plan; subsequently the site can be considered for residential development in accordance with Policy H6 of the WLP. The application site is less than 0.4ha and is therefore not required to be located within a close proximity to a district or local centre or bus route with a frequent service. There is already a precedent for the approval of residential development on the land as it is currently occupied and outline permission for a dwelling has been granted through a previous application. An application was submitted in 2009 for the erection of four detached dwellings and whilst the Local Planning Authority recommended approval, the application was withdrawn before the plans board meeting.

The National Planning Policy Framework advises that *‘housing applications should be considered in the context of the presumption in favour of sustainable development’*. Arleston Village is a group of residential properties approached through Arleston Estate, a modern former Local Authority estate with links to public transport around 400m from the application site where there is direct bus links in to Wellington and Telford Town Centre. In addition, local convenience shops also exist around 400m from the site and officers are therefore satisfied that this is a sustainable location suitable for residential development.

Indicative layout drawings demonstrate that the proposed four dwellings can be achieved within the site. Plot 1 will sit to the west of the existing bungalow and will not extend beyond the existing front elevation of the bungalow. The

dwelling will be built within close proximity to the neighbouring boundary with No.10 however there will be a distance of approximately 15m from the new build to No.10. Plots 3 and 4 will be set at an angle within the site and will generally face a westerly direction towards the existing bungalow but maintaining a minimum distance of 15m.

Plot 2 will be to the far south east corner of the site with access being alongside that of the neighbouring property, No.11. This new dwelling shall be sited approximately 8m away from the side elevation of No.11 which itself is a two storey cottage with a single storey extension to the rear. The windows in the rear extension of No.11 face directly towards Plot 2 of the proposed development and given the relatively short distance between the two dwellings it is considered appropriate to condition that plot 2 be of single storey construction; a bungalow or a dormer bungalow would be considered acceptable. Furthermore the development can be controlled through the removal of permitted development rights.

Each of the proposed dwellings will provide comfortable living space and private amenity space. The proposal also indicates a sufficient level of parking, and is considered that the site can be adequately accessed without prejudice to the safety and free flow of highway users. Consequently it is considered that the proposal accords with H6 of the Wrekin Local Plan and CS15 of the Core Strategy.

The Local Planning Authority have assessed the proposed development in relation to the setting of semi-detached properties No's 12 and 13 which are both listed buildings and are satisfied that the proposed scheme will not have an adverse impact on the sensitive setting of these properties given that there will be a minimum distance of 25m and the screening made available from No.11, accordingly the proposal is compliant with the NPPF and CS13 in relation to heritage assets.

Officers appreciate that the proposed development would result in the loss of a number of the trees on site currently protected by tree preservation orders. Many of these protected trees are a mixture of hawthorn, apple and plum trees which would have formed part of the old orchard. However these trees are largely hidden from view from the public realm by existing boundary hedges and other, larger trees and their loss therefore will not have a significant detrimental harm on the amenities of the immediate area. Given their protected status however, a condition will be applied to ensure that all trees which are lost as part of the development are appropriately replaced in areas which will not harm residential amenities, of a suitable species and maturity, accordingly it is considered the proposal accords with policies CS12 and OL11.

It is also considered appropriate to condition a landscaping plan given that the site slopes downwards from west to east. Matters of site levels will need to be addressed within the plan to ensure the proposed dwellings are constructed from suitable foundation levels. Matters relating to boundary treatments will also be dealt with by condition. It is also considered that the site can be

adequately drained, and there are no concerns with regard to land contamination.

The Local Planning Authority has taken in to account the various representations received from neighbouring properties. This is however an outline application which deals with the principle of proposed development only. Design issues and matters relating to impact on light and privacy will be considered at a later stage when the detail of each dwelling is considered. Officers considered that the proposed numbers of dwellings can be adequately located on the site without harming residential amenities or the character of the area, given the indicative layout drawings clearly show the plot is of sufficient size to accommodate the proposed four dwellings providing adequate private amenity and on site parking. Issues relating to trees, ecology and wildlife will be dealt with by means of appropriate conditions. Whilst officers acknowledge the existing access road to Arleston Village is of poor quality, the addition of four new dwellings will not significantly affect its existing condition. Finally, Arleston Village has a variety of dwellings with irregular form of design and therefore it is considered that there will be no detrimental impact on character of the immediate area.

In conclusion The Local Planning Authority is satisfied that the principle of development is acceptable on this site. The proposed development will not have a significant adverse impact on the character of Arleston Village or the immediate neighbouring dwellings. The plot is of sufficient size to accommodate the proposed dwellings without being overdevelopment of the site and is situated within a sustainable location. The proposal will provide sufficient level of amenity, parking and adequate access, in addition it is considered that the site can be adequately drained, and the impact of visual amenities mitigated through the planting of replacement trees. Accordingly it is considered that the proposal complies with local planning policies including UD2 and H6 of the Wrekin Local Plan, policies CS1 and CS15 of the Core Strategy as well as guidance contained within the National Planning Policy Framework.

Accordingly, the proposed development is recommended for approval subject to conditions.

RECOMMENDATION: to GRANT PLANNING PERMISSION subject to the following conditions:

1. Time limit - Outline
2. Submission of reserved matters
3. Standard Outline – all matters reserved
4. General Details required
5. Plot 2 (south east of site/alongside No.11) to be of single storey construction (bungalow/dormer bungalow)
6. Samples of materials
7. Sample brick panel

8. Details of windows and doors
9. Landscaping design
10. On site construction
11. Mud on Road
12. Details of parking
13. Development in accordance with plans
14. Soakaway Test
15. Soakaways 5m+
16. Bird boxes
17. Trees – replacements
18. Removal of Permitted Development

Informatives :

Nesting Birds (vegetation)

Trenches

Replacement Planting

Fire Authority

Proactive statement

REASON FOR APPROVAL:

The Local Planning Authority is satisfied that the principle of development is acceptable on this site. The proposed development will not have a significant adverse impact on the character of Arleston Village or the immediate neighbouring dwellings. The plot is of sufficient size to accommodate the proposed dwellings without being overdevelopment of the site and is situated within a sustainable location. The proposal will provide sufficient level of amenity, parking and adequate access, in addition it is considered that the site can be adequately drained, and the impact of visual amenities mitigated through the planting of replacement trees. Accordingly the proposal complies with local planning policies including UD2 and H6 of the Wrekin Local Plan, policies CS1 and CS15 of the Core Strategy as well as guidance contained within the National Planning Policy Framework.

TWC/2013/0059
18 Eyton Road, Dawley, Telford, Shropshire, TF4 2DN
Change of use from A1 (Retail) to A1 (Retail) and A5 (Hot Food Takeaway)
and external alterations to include extraction fan

APPLICANT

M Singh

RECEIVED

23/01/2013

PARISH

Great Dawley

WARD

Malinslee

OFFICER Matthew Thomas

THIS APPLICATION HAS RECEIVED SIGNIFICANT LOCAL INTEREST AND IT WAS CONSIDERED APPROPRIATE BY THE DEVELOPMENT MANAGEMENT SERVICE DELIVERY MANAGER FOR THE APPLICATION TO COME BEFORE MEMBERS AT PLANS BOARD

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Impact on residential amenity, Environmental Health matters, Highways & Parking

THE PROPOSAL:

This full planning application relates to the change of use from A1 (Retail) to part A1 (Retail) and part A5 (Hot Food Takeaway) and external alterations to include an extractor fan at Eyton Stores in Dawley.

The premise is currently run as a convenience store serving the local community. In January 2012 planning permission was granted for an extension to the shop which has now been constructed. The applicant is seeking permission to change the use of this recently built extension to open a traditional Fish & Chip shop. It is proposed for the takeaway to be open from 1100 hours to 2130 hours and to employ 3 full time members of staff.

SITE AND SURROUNDINGS:

The site is situated within the centre of established housing to the north of Dawley District Centre. It is currently used as a general store with a residential element above. The property appears to have originally been a semi-detached dormer type house which was extended for use as a shop. In 1990 planning permission was given for a shop storeroom and garage.

The external materials of white upvc windows and doors match those of the attached residential semi which from the street is similar in design. The frontage is laid with tarmac and the front elevation has a central entrance door with two large side windows either side. These windows are covered with advertising and have roller shutters installed above. Over these windows is a large fascia sign with down lights. There are three dormer type windows within the roof line, two above the shop and one above the attached

residential element. An extension to the shop has recently been erected to the north side of the building. Beyond this area high fencing provides privacy from the highway and the adjacent footpath. An attached double length garage runs along the rear (east) of the site where there is limited amenity space. Opposite (west) are residential properties.

The store is on Eyton Road which has a bus route into Dawley and transport links around the district. Dawley centre is within walking distance of the store which is a historic market town with buildings of character and includes various retail/commercial uses.

PLANNING HISTORY:

W87/0809 - Erection of extension to shop - Full Granted (14/12/1987)

W88/0935 - Erection of extension to provide additional living accommodation over shop - Full Granted (21/10/1988)

W90/0085 - Erection of shop storeroom and domestic garage and construction of new vehicular access - Full Granted (05/04/1990)

W92/0309 - Change of use of part of existing supermarket into hot food take-away - Full Refused (19/06/1992)

TWC/2011/1038 - Erection of a side extension to existing retail unit - Full Granted (27/01/2012)

PLANNING POLICY CONTEXT:

LDF Core Strategy:

CS2 Jobs

CS15 Urban Design

Wrekin Local Plan:

UD2 Design Criteria

National planning guidance:

National Planning Policy Framework

CONSULTATION RESPONSES:

Great Dawley Parish Council: Comment

The Parish Council raises concerns over potential parking issues with increased traffic as well as potential increased litter

Highways: No Objection

The Council's Environmental Health Officer objects and recommends the application be refused for the following reasons:

- Lack on information relating to installation of new ventilation/odour abatement system
- Impact of exterior noise on surrounding residential dwellings

9 letters of objection and 27 letters of support were received following the consultation period.

Support:

- Take-away will be a good addition for local community
- Within walking distance for many local people – better on environment
- Will benefit elderly/less-able bodied people
- Area needs such establishments
- Local residents don't like walking to Dawley town centre at night and this take-away would be more convenient/safer
- Take-away will have a positive impact for local area
- Most customers walk to the shop and therefore there will be no significant impact on highway safety/parking
- 2 litter bins are already in place within 100m of the shop and therefore litter shouldn't be a big problem

Objections:

- Likely increase in litter – may attract vermin
- Lack of parking to accommodate extra vehicles
- Environmental Health issues from proposed extractor fan
- Disruption from noise, smells, general increase in disturbance
- Unsuitable location for a take-away, being a predominantly residential area
- Elderly/retired do not need any further disturbance
- Existing disturbance from delivery vans –proposal will exacerbate this problem
- Dawley does not need any more takeaways
- Likely to encourage gathering of groups – intimidating to local residents
- Devaluation of local properties

PLANNING CONSIDERATIONS:

This full planning application relates to the change of use from A1 (Retail) to part A1 (Retail) and part A5 (Hot Food Takeaway) and external alterations to include an extractor fan at Eyton Stores in Dawley.

The premise is currently run as a convenience store serving the local community. In January 2012 planning permission was granted for an extension to the shop which has now been constructed. The applicant is seeking permission to change the use of this recently built extension to open

a traditional Fish & Chip shop. It is proposed for the takeaway to be open from 1100 hours to 2130 hours and to employ 3 full time members of staff.

The premise is located in an established residential area, surrounded with residential development. Despite a recently approved extension, the existing store is relatively small and is considered to be a low key operation with a steady flow of customers throughout the day. Parking is very limited with only a small area of hardstanding to the front of the shop for up to three or four vehicles, however it would appear that the majority of customers arriving by vehicle park on the road. The applicant notes that the majority of customers walk to the shop given it is located in the centre of the wider residential area.

Once completed, the recently approved extension will provide space for the proposed takeaway and the existing retail unit will remain largely unaltered. Matters of design were considered in the previous application and the only change in external appearance will be the erection of an extraction flue which is proposed to be erected off the north side elevation. The proposed flue will be approximately 5m tall and will stand just beneath eaves height of the existing building and will therefore be clearly visible in the street scene and from nearby neighbouring dwellings.

Officers consider the location of the proposed hot food takeaway, being in a densely populated area, to be unsuitable and likely to have an adverse impact on the residential amenities presently enjoyed by the neighbouring dwellings. The proposal introduces a new element to the existing business which is considered to be more suited to local and district centres rather than residential areas such as this one. The proposed hot food takeaway would mean a significant increase in footfall to the premise including a rise in the number of vehicles arriving and the associated noise from car engines, opening and closing of doors, car radios and so forth. The pattern of customers will be different to that of the existing shop by way of being more frequent, more intense, especially at certain times of the day and with the proposed opening hours to be up to 2130 hours, officers are concerned the residential amenities of nearby dwellings will be seriously affected. There are also concerns relating to the proposed opening hours and what control the planning authority would have on any future application to extend these hours.

Officers share the concerns raised by the Council's Environmental Health Officer with regards to the odour and noise which will be generated from the proposed business. There is a general lack of information with regards to the proposed ventilation and odour abatement system which is a key factor given the closeness of the proposed takeaway to neighbouring dwellings. The proposed flue will be located approximately 10m from the nearest neighbouring dwelling, No.20 Eyton Road. Further supporting information would be required in order to assess the impact on adjacent properties. There is also a lack of information with regards to the provision for adequate refuse storage and collection.

Officers have considered representations received from nearby neighbours and the Parish Council. Whilst many of the concerns raised have been

addressed above, concerns relating to potential increase in litter could be alleviated by condition of further litter bins. Matters relating to devaluation of property are not a material planning consideration. Officers have also noted that many of the letters of support received are from residential dwellings further afield and whilst the Local Authority welcomes all representations; these dwellings may not be directly affected by the proposed development.

To conclude, officers consider the proposed development will have an adverse impact on the residential amenities of the nearby neighbouring dwellings by virtue of disruption from undue noise and odours which would be generated from the proposed new business. Eyton Road is centrally located amongst a wider established residential area and the Local Planning Authority does not consider this to be a suitable area to locate a hot food takeaway. Furthermore, there is a lack of information supporting the application relating to the proposed ventilation and odour abatement systems which are important factors in assessing the impact the scheme will have on neighbouring dwellings. As such, the proposal fails to comply with local policy and is therefore recommended for refusal.

Reasons for Refusal

1. The proposed development will have an adverse impact on the residential amenities presently enjoyed by neighbouring dwellings by virtue of unacceptable levels of disruption from noise and odour which will be generated from the proposed development. Furthermore, officers consider that this established residential area is unsuitable for such businesses which are more suited to local and district centres.
2. The application lacks in supporting information relating to the proposed ventilation and odour abatement systems. The Local Planning Authority is unable to fully assess the impact of the proposed scheme on neighbouring dwellings as a result of this lack of information.

TWC/2013/0186

Gladstone House, High Street, Hadley, Telford, Shropshire, TF1 5NF
Variation of condition 20 of TWC/2011/0953 to increase phase 2 floor space from 385sqm to 392sqm, change of use of Unit 3 from Use Classes A1, A2, A3 or A5 to a Dental Practice (Use Class D1), changes to phase 2 elevations and associated service yard and open space

APPLICANT

Telford and Wrekin Council

RECEIVED

25/02/2013

PARISH

Hadley and Leegomery

WARD

Hadley and Leegomery

OFFICER

Emma Green

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES:

Principle of development; layout, scale and design; highways; landscaping, historic environment, and ground conditions

THE PROPOSAL:

Variation of condition 20 (approved plans) of TWC/2011/0953 to increase phase 2 floor space from 385sqm to 392sqm, change of use of Unit 3 (within phase 1) from Use Classes A1, A2, A3 or A5 to a Dental Practice (Use Class D1), changes to phase 2 elevations and associated service yard and open space

The previous application TWC/2011/0953 was for the redevelopment of Hadley District Centre to include the erection of a new foodstore (371sq m) use class A1, 8 other shop units a mix of A1, A2, A3 and A5 uses, a vets use class D1 and creation of 70 car parking space and associated infrastructure, landscaping and public realm following demolition of existing structures, including 24 residential properties.

The proposed redevelopment of the district centre is to be carried out in three phases to allow for the continuation of services and facilities and for funding issues.

The first phase is for the demolition of one third of Gladstone House, which is the main parade of shops and 11 of the residential units and erection of the foodstore, 6 commercial units, and associated car park to the north, highways works, hard and soft landscaping and creation of a temporary access to service the remainder of Gladstone House, has now been completed and new businesses will shortly be occupying these units.

Second phase is demolition of a third of Gladstone House and erection of remainder of commercial facilities, hard and soft landscaping, highways

works, and temporary access to remainder of Gladstone House. This proposal relates to amendments to this phase., with regards to amending size, siting and design of the phase 2 buildings and associated landscaping and servicing area.

Final phase is demolition of remainder of Gladstone House and erection of residential units with associated landscaping and highways.

SITE AND SURROUNDINGS:

Hadley District Centre is located approx 2.5miles north west of Telford Town centre at the junction of Haybridge Road and Britannia Way. The centre is in the midst of transformation and 7 new units have been erected and are due for occupation shortly. The new car park has also been built, adjacent to the new buildings.

The site is bounded by the bypass to the north, which is set down in relation to the shopping centre and separated by large retaining wall. The shopping centre is pedestrianised along High Street, with car parking to the rear, along with service areas. To the south of the application site is the Kings Head Public House, with associated beer garden. This is a Listed Building. To the east of the site are a number of other community facilities, shops and bus station, within the secondary retail zone.

To the north, east and west the site is surrounded by residential properties. There are a number of trees within the site, including protected trees along the western boundary of the public house.

To the north west of the shopping centre there are a number of elevated footbridges which cross the bypass and link the site to the residential areas to the north.

PLANNING HISTORY:

TWC/2011/0953 was for the redevelopment of Hadley District Centre to include the erection of a new foodstore (371sq m) use class A1, 8 other shop units a mix of A1, A2, A3 and A5 uses, a vets use class D1 and creation of 70 car parking space and associated infrastructure, landscaping and public realm following demolition of existing structures, including 24 residential properties. Approved 25th January 2012.

PLANNING POLICY CONTEXT:

National Guidance
National Planning Policy Framework

Saved Wrekin Local Plan Policies
UD2 – Design Criteria
UD4 – Landscape Design
S20 – Hadley Primary Retail Zone
S21 - Hadley Secondary Retail zone

LDF Core Strategy
CS5 - District and Local Centres in Telford
CS8 – Regeneration
CS9 – Accessibility and Social Inclusion
CS12 – Natural Environment
CS13 – Environmental resources
CS14 – Cultural, Historic and Built Environment
CS15 – Urban Design

CONSULTATION RESPONSES:

Hadley and Leegomery Parish Council: No objection

PLANNING CONSIDERATIONS:

The principle of development

The principle of developing a refurbished district centre was established through the granting of the previous application. This scheme does seek to increase the amount of retail floor space. As Hadley is a District centre, it is appropriate to be the focus for new retail development to support the needs of the local community and officers therefore consider that the increase floor space is acceptable in accordance with policy CS5 of the Core Strategy and guidance in NPPF.

Change of Use

For the purpose of this application members need to consider the appropriateness of changing the use of unit 3 within phase 1 to a dental surgery D1 usage.

Policy CS5 states that Hadley as a District centre will be a focus for new development serving the local needs of the community, and will contain core services and facilities. Officers therefore considered that this location is appropriate for a dental surgery which will provide an essential service for the local community and accords with policy CS5.

Layout, scale and design

The approved original layout is for the largest building anchor store (supermarket) to be located at the junction to Britannia Way and High Street. This includes a small public square to the front. In addition 6 further smaller retail units set within a block with a collective service area core in the centre will be constructed (forming phase 1). A new vets and a further 2 smaller units are located further to the west of the site (phase 2), near to the existing footbridge link. The associated car parking (phase 1) is located between these buildings. The existing pedestrian route running east to west through the development is retained and a new public square was to be created to the

west end (phase 2) of this street and the existing space to the eastern end is to be enhanced. The proposal also includes enhancement to the existing car park and landscaped square to the west of Manse road.

This proposal also seeks to amend the size and positioning of the phase 2 building which contains the vets and two other units. The previous scheme was for an irregular shaped building which was serviced at the rear through a pedestrian gate, and created a landscaped area to the rear of the new units at the base of the footbridge link. This new scheme seeks to create three more regular rectangular shaped building which continue to have frontage on to high street and the new car park. The proposal also affords an area for staff parking at rear and a delivery area. The soft landscaped square has been omitted, and is replaced by a smaller hard landscaped area and the access to the footbridge has been amended. The layout as amended is considered acceptable and will offer surveillance of the public areas and creates a safe and secure environment.

The design of the foodstore building and other units in phase 1 are contemporary in appearance but includes the use of traditional materials. This use of palette of materials and design is to be continued into this commercial blocks to complement the design ethos of the phase 1 and create a unifying theme for the development and a sense of place and identity for the new centre. .

It is therefore considered by officers that the proposed layout, scale and design of the new commercial development is acceptable and accords with policy UD2 of the Wrekin Local Plan, CS15 of the core strategy and PPS1. The development respects and responds positively to the context of the site and enhances the quality of the area with high quality and distinctive design. It also helps create a sense of place with an integrated approach that retains existing open space, respects and relates to adjacent buildings and adjacent footbridge feature and reinforces the existing street pattern to produce a safe and secure environment.

Conclusions

The proposal is for amendment to the redevelopment of Hadley district centre with a mix of commercial uses, public car parking, and associated landscaping. The new contemporary buildings are appropriately located to create a cohesive centre, which is easily identifiable and addresses the adjacent highway network. The main pedestrian route has been retained and enhanced and is a flexible space to allow for the incorporation of the weekly local market. The development will preserve and enhance the setting of the adjacent Listed building and overall create a more attractive, convenient and safer community centre, which integrates with the existing buildings and surroundings. The development will have significant landscaping improvements, especially soft landscaping to improve the character and appearance of the area. The proposal will result in a sustainable form of development which will help promote Hadley as a more vibrant town centre at

the heart of the community. It will also support economic development and jobs within the area. It will also result in an improved natural environment.

RECOMMENDATION: to GRANT PLANNING PERMISSION subject to the following conditions

1. A04 Time limit
2. B14 Landscaping design
3. B62 Surface water drainage
4. B41c Brownfield runoff
5. B46a Details of extraction equipment
6. B80 Site Environmental Management Plan
7. CCustom Materials as approved.
8. C38 Development in accordance with deposited plans
9. C119 Hours of operation
custom
10. C119 Land contamination mitigation
Custom
11. DCustom Restriction on no of A3/A5 uses

Informatives:

- I12 Public Sewer
- I25e Trenches
- I25f Replacement planting
- I25n Lighting
- I32 Fire Authority
- ICus Highways stopping up
- I40 Conditions
- I41 Reasons for grant of permission

REASON FOR APPROVAL:

The proposal is for amendment to the redevelopment of Hadley district centre with a mix of commercial uses, public car parking, and associated landscaping. The new contemporary buildings are appropriately located to create a cohesive centre, which is easily identifiable and addresses the adjacent highway network. The main pedestrian route has been retained and enhanced and is a flexible space to allow for the incorporation of the weekly local market. The development will preserve and enhance the setting of the adjacent Listed building and overall create a more attractive, convenient and safer community centre, which integrates with the existing buildings and surroundings. The development will have significant landscaping improvements, especially soft landscaping to improve the character and appearance of the area. The proposal will result in a sustainable form of development which will help promote Hadley as a more vibrant town centre at the heart of the community. It will also support economic development and jobs within the area. It will also result in an improved natural environment.

TWC/2013/0199
Raven Cottage, 3 Kynnersley, Telford, Shropshire, TF6 6DX
Erection of a timber structure for use as a (A1) shop.

APPLICANT

Miss S Humphries

RECEIVED

04/03/2013

PARISH

Kynnersley

WARD

Ercall Magna

OFFICER

Anna Adams

Councillor Stephen Bentley has requested that this application is determined by Members at Plans Board

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Principle of development, Scale and design, Highway safety, Residential amenities

THE PROPOSAL:

This application seeks planning permission to site a garden shed at the front of the property to use as a shop.

There is currently an informal arrangement with produce sold from a barrow within the front garden.

SITE AND SURROUNDINGS:

The application site comprises an area of the gravelled drive and landscaped garden area at the front of Raven Cottage in Kynnersley. The property is an extended semi-detached Duke of Sutherland property and is a Local Interest Building.

The drive is gated and the site boundaries comprise hedgerows with existing trees to the western corner of the site. The road is relatively narrow, with residential properties adjacent and agricultural land opposite.

The site is located on the edge of Kynnersley village within the rural area.

PLANNING HISTORY:

W88/0173 Formation Of New Vehicular Access Granted 26th April 1988

W2007/1475 Erection Of A Two Storey Rear Extension Withdrawn 19th December 2007

W2007/1715 Erection Of A Two Storey Extension Granted 8th February 2007

TWC/2012/0557 Erection of a conservatory Granted 23rd August 2012

PLANNING POLICY CONTEXT:
National Planning Guidance
National Planning Policy Framework

Saved Wrekin Local Plan Policies
UD2 Design Criteria

LDF Core Strategy
CS7 Rural Area
CS10 Community Facilities
CS15 Urban Design

CONSULTATION RESPONSES:

Cllr Bentley objects to the proposal on the following grounds:

- Parking
- Development in the garden
- Appropriateness of the building

Built Heritage Conservation: No Objection and advises that the proposed works do not directly affect the fabric or character of the Local Interest Building as the structure is temporary in nature.

Drainage: Support subject to conditions B62 Foul and surface water drainage details, B64 Soakaway test, B65 Location of soakaway test and B75 Greenfield runoff rate

Shropshire Fire Service makes the following comment: consideration should be given to the information contained within Shropshire Fire and Rescue Service's "Fire Safety Guidance for Commercial and Domestic Planning Applications"

One neighbour letter has been received with the following comments:

- Insufficient information to consider proposal
- Onstreet parking - highway safety
- Quiet Lane designation – impact on horses, cyclists and pedestrians

Consultation responses from Kynnersley Parish Council, Highways, Pollution Control and Arboricultural have not yet been received. Any further consultation comments will be provided in an update to Members.

PLANNING CONSIDERATIONS:

The application site is located on the edge of the small settlement of Kynnersley which has limited services – a village hall and church, but no shop. The Applicant is seeking to provide a facility which negates the need for residents to travel for a small number of goods. NPPF support a prosperous rural economy and development of local services to support the community. This advice goes on to say that authorities should support the sustainable growth through well design new buildings.

The Core strategy in policies CS7 and CS10 states that new development will be focussed on the three settlements of , High Ercall, Tibberton and Waters Upton. Outside of these the development should be necessary to meet the needs of the local area. It is considered therefore that a small scale shop which meets the local need for top up shopping could be supported and considered in accordance with these policies. Additional information is sought from the applicants to ascertain that the types of goods sold from the premises would meet this local need . Furthermore, greater details on accessibility by foot, cycle and public transport is needed.

The supporting information is considered to be limited and officers have asked the Agent to provide more details with regard to what produce/ products would be sold, details of any deliveries and details of storage, parking and hours of operation. In addition, officers have asked whether any alternative sites within existing buildings such as The Village Hall have been considered for a village shop. This information is awaited.

The proposed development is modest in size measuring 3.65m x 2.4m comprising a standard timber garden shed design. A counter would be installed within the shed, with door entrance to the front facing the highway and a single window facing towards the application property.

There is no parking associated with this development and customers would park in the road. Comments from highways are still awaited and will be reported in an update to members.

Due to the temporary nature of the structure, of no design merit and lack of understanding of the impact of this development in this location in terms of highway safety, and impact s on residential amenity, it is considered appropriate to limit the consent to two years.

The proposed works do not directly affect the fabric or character of the Local Interest Building as the structure is temporary in nature

RECOMMENDATION: to GRANT PLANNING PERMISSION subject to the following conditions:

1. Temporary permission for 2 years
2. Foul and surface water drainage including runoff rates
3. Soakaway test
4. Location of soakaway test
5. Restrictions of goods for sale
6. Approved Plans

Informatives:

Shropshire Fire Service

REASON FOR APPROVAL:

The Local Planning Authority considers that a two temporary consent is appropriate given the nature of the building and to assess the impact on highway safety and residential amenities. This is a local facility to support the community of Kynnersley and the types of goods are restricted to ensure this unit remains a local community facility.

